



AGENDA
Maynard Board of Selectmen's Meeting
Tuesday September 6, 2011
Town Building—Michael J. Gianotis Meeting Room
(No. 201)
Regular Meeting Time: 7:00pm

(All public meetings may be recorded and or videotaped)

1. Call to order (7:00)
2. Pledge of Allegiance
3. Public Discussion
4. Acceptance of Minutes*
 - a)
5. Consent Agenda*
 - a) Request for appointment, Gail Erwin, Cultural
 - b) Request for Class II Auto License, Maynard
 - c) Cemetery Deed 2002
 - d) Conservation Commission Minutes June 21, 2011
 - e) Conservation Commission Minutes August 2, 2011
 - f) Request for re-appointment M. John Dwyer, Conservation
 - g) Fire Department Monthly Report
 - h) Police Department Monthly Report
 - i) Application to the CPC for Maynard Country Club
6. Andrew Kuhn, re-appointment to Cultural Council (7:10)
7. Gail Erwin, appointment to Cultural Council

8. Ellie Waldron, appointment Council On Aging
9. Vikki Denaro, appointment to Recreation Commission
10. John Dwyer, reappointment to Conservation Commission
11. White's Pond Study Committee, Dick Downey
12. Water Abatements
13. Issuance of Class II Auto License, Maynard Auto Tech, 260 Main Street(7:50)
14. Planning Issues
 - a)Dimopoulos Real Estate Trust,170 Main Street
 - b)Clock Tower Place Plan, Main Street
 - c)"Stretch Code"
 - d)Fall Special Town Meeting Proposals
15. DPW Article Submittals
 - a.) Request for equipment purchase funding
 - b.) Request for maintenance contract service funding
16. Water Restriction Seasonal Revocation
17. Change to Special Town Meeting from October 24th to October 26th, (requested by Town Counsel) (8:50)
18. Old/New Business
19. Town Administrator Report
20. Chairman's Report
21. Adjourn

Submitted September 2, 2011



Michael J. Sullivan

Town Administrator, Maynard



OFFICE OF THE
DEPARTMENT OF PUBLIC WORKS
MUNICIPAL BUILDING, 195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754

TELEPHONE: 978-897-1017

FAX: 978-897-7290

UTILITY BILLING

ABATEMENT REQUEST

ACCOUNT #: 8198 DATE: 8/11/2011
NAME: Medical Realty Trust
ADDRESS: 774 Barrett's Mill Rd
PHONE: (51 R Main St.)



CUSTOMER HAS PAID ALL UNCONTESTED WATER/SEWER
BILLS IN FULL BY DUE DATE AND AN AMOUNT AT LEAST
EQUAL TO PRIOR BILL OF CONTESTED BILL.

Please attach a copy of the bill in question, Full Description of Request: (be specific)

I spoke to the DPW dept about
these charges. I informed them
I have not owned this Bldg for
7 yrs. They researched this and
found this acct was charged
IN ERROR.

Reviewed by: _____

Approved: _____ Denied: _____

Reason: _____

Abatement Policy on back of form

ABATEMENT

8/11/2011

NOTE: I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE STATEMENT SET FORTH IN THESE ABATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Supt. of Public Works

Date **Approved**
Board of
Selectmen

Chimn.



The Commonwealth of Massachusetts

TOWN OF MAYNARD
Water & Sewer Charges

Treasurer/Collector

Please make checks payable to
TOWN OF MAYNARD
and mail payments to
TOWN OF MAYNARD
P.O. Box 865
Reading, MA 01867-0407

 SEE YOUR BILL ONLINE
WWW.TOWNOFMAYNARD-MA.GOV

MEDICAL REALTY TRUST
C/O PAUL DAMBROSIO TRUSTE
774 BARRETT'S MILL RD
CONCORD MA 01742

*I have
not owned
this Bldg
for 7 yrs*

REMITTANCE COUPON
Please Return With Payment

Bill Number: 0004247
Account Number: 5100081980

51 R MAIN ST

Current Charges	\$171.80
Past Due	\$0.00

Pay This Amount

\$171.80

Due Date	08/01/2011
-----------------	-------------------

125513175 900424731800000171801000001718010801201145

Z00120-000001

TOWN OF MAYNARD - WATER/SEWER BILL

INTEREST WILL ACCRUE AT 14% ANNUALLY IF NOT PAID IN FULL BY THE DUE DATE.

Service Location	Parcel Identifier	Account #	Bill #	Billing Date	Due Date
51 R MAIN ST		5100081980	0004247	07/01/2011	08/01/2011

Meter Readings				Usage Summary		Charge Summary	
Meter	Date	Type	Read	Rate	Total Usage		
001	11/28/2006	Actual	0	Water	0	Water	\$21.80
						X Conn	\$150.00

Abate Ins

Rate Information

Quarterly In-Town Rates

Quarterly Out-of-Town Rates

Water / Sewer Rate Information
Water usage from 0-500 cubic feet is billed at minimum rate of \$4.36 per hundred cubic feet
Water usage from 501-1,000 cubic feet is billed at \$5.62 per hundred cubic feet
Water usage from 1,001-2,500 cubic feet is billed at \$6.03 per hundred cubic feet
Water usage over 2,500 cubic feet is billed at \$6.88 per hundred cubic feet
Sewer rate is \$8.88 per hundred cubic feet.. Minimum Water Bill is \$21.80 and Minimum Sewer Bill is \$44.40

Water / Sewer Rate Information
Water usage from 0-500 cubic feet is billed at minimum rate of \$6.10 per hundred cubic feet
Water usage from 501-1,000 cubic feet is billed at \$7.86 per hundred cubic feet
Water usage from 1,001-2,500 cubic feet is billed at \$8.45 per hundred cubic feet
Water usage over 2,500 cubic feet is billed at \$9.69 per hundred cubic feet
Sewer rate is \$12.36 per hundred cubic feet.. Minimum Water Bill is \$30.50 and Minimum Sewer Bill is \$61.80

Total Current Charges	\$171.80
Past Due	\$0.00
Penalty	\$0.00
Total Due	\$171.80


Taxpayer Message

PLEASE NOTE

Issue Date: 7/1/2011

Due Date: 8/1/2011

SEE YOUR BILL ONLINE

 You can now view and pay your bills online. You'll save time and money and can also schedule payments.

WWW.TOWNOFMAYNARD-MA.GOV

Contact Information

Billing Inquiries: Call Collector's Office
978-897-1305

Office Hours:
Monday - Friday 8:00 AM - 4:00 PM

Usage Inquiries: Call DPW:
978-897-1317



OFFICE OF THE
DEPARTMENT OF PUBLIC WORKS
MUNICIPAL BUILDING, 195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754

TELEPHONE: 978-897-1017

FAX: 978-897-7290

UTILITY BILLING

ABATEMENT REQUEST

ACCOUNT #:

5100028360

DATE:

7/27/11

NAME:

INGERBORG H. TOLENTINO

ADDRESS:

31 RANDALL RD. MAYNARD, MA 01754

PHONE:

978-897-9340

☐

CUSTOMER HAS PAID ALL UNCONTESTED WATER/SEWER
BILLS IN FULL BY DUE DATE AND AN AMOUNT AT LEAST
EQUAL TO PRIOR BILL OF CONTESTED BILL.

Please attach a copy of the bill in question, Full Description of Request: (be specific)

An unnoticed leakage in my
crawl space lead to high water use of
course!

As you can see on my previous bills -
my usage is always very low - off the site!!

I hope you'll consider a rebate on
non involved sewer charges!

Thank you kindly -

Ingerborg Tolentino

Reviewed by: _____

Approved: _____

Denied: _____

Reason: _____

Abatement Policy on back of form

ABATEMENT

25-Aug-11

I.D. #	NAME & ADDRESS	WATER	SEWER	REASON	WAS BILLED	S/H/B BILLED	ABATEMENT AMOUNT
2836	INGEBORG TOLENTINO	\$ -	\$ 360.08	WTR LEAK IN BASEMENT	\$ 360.08	\$ 147.41	\$ 212.67
	31 RANDALL RD						
TOTALS:		\$ -	\$ 360.08		\$ 360.08	\$ 147.41	\$ 212.67

NOTE: I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE STATEMENT SET FORTH IN THESE ABATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME:

Supt. of Public Works

Approved

Chmn.



ACCOUNT

2836

ACTUAL BILL 2012 1ST QUARTER

Main Water Bill Calculator

Schedule	Rate	Usage	Charge	Total Charge
0 - 500	4.36	0	\$0.00	\$0.00
501 - 1000	5.62		\$0.00	\$0.00
1001 - 2500	6.03		\$0.00	\$0.00
2500+	6.88		\$0.00	\$0.00

Subtotal 0 \$0.00

Irrigation Water Bill Calculator

Schedule	Rate	Usage	Charge	Total Charge
0 - 500	4.36	0	\$0.00	\$0.00
501 - 1000	5.62	0	\$0.00	\$0.00
1001 - 2500	6.03	0	\$0.00	\$0.00
2500+	6.88	0	\$0.00	\$0.00

Subtotal \$0.00

TOTAL
CONSUMP

0

Sewer Bill Calculator

Schedule	Rate	Usage	Charge	Total Charge
	8.88	4555	\$360.08	\$360.08

Totals \$360.08

REVISED 2012 1ST QUARTER

Main Water Bill Calculator

Schedule	Rate	Usage	Charge	Total Charge
0 - 500	4.36	0	\$0.00	\$0.00
501 - 1000	5.62	0	\$0.00	\$0.00
1001 - 2500	6.03	0	\$0.00	\$0.00
2500+	6.88	0	\$0.00	\$0.00

Subtotal 0 \$0.00

Irrigation Water Bill Calculator

Schedule	Rate	Usage	Charge	Total Charge
0 - 500	4.36	0	\$0.00	\$0.00
501 - 1000	5.62	0	\$0.00	\$0.00
1001 - 2500	6.03	0	\$0.00	\$0.00
2500+	6.88		\$0.00	\$0.00

Subtotal \$0.00

TOTAL
CONSUMP

0

Sewer Bill Calculator

Schedule	Rate	Usage	Charge	Total Charge
	8.88	1660	\$147.41	\$147.41

Totals \$147.41



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MUNICIPAL BUILDING, 195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754

TELEPHONE: 978-897-1317
FAX: 978-897-7290

Memo to go with abatement request for 31 Randall Rd

Total usage for 2010 through 6/2011	9,965 cu ft
Average of usage for 2010 and 2011 as of 6/2011 reading	1,660 cu ft
\$ figure for 1,660 cu ft	\$147.41
Total billed	\$360.08
Abated Amount	\$212.67

*Abating only Sewer
portion of bill*

Yr: 2012 Seq: 51-UB Bill: 2792 Bank :
Owner: TOLENTINO INGEBORG H Id: 175 9.0--77.0
Loc: 31 RANDALL RD

Acct#: 5100028360

Qtr	Due Dt	Purpose	Type	Tran Dt	Batch	Rec/Ref#	Amount	Trans No / Seq
1	06/19/2010	Wtr-RR-Wtr	CHG	06/19/2010	UB27			0000008009 000001
					06/19/2010 Total=		\$0.00	
08/02/2010		Wtr-RR-Wtr	CHG	07/01/2010	0701		33.53	0000023614 000001
		Swr-RR-Inside	CHG	07/01/2010	0701		52.39	0000023614 000002
				07/01/2010				
		*Mtr Read Fr: 03/01/10 To: 06/02/10 CNS:			1090 A			
		Wtr-RR-Wtr	PMT	07/29/2010	LKBX	5489	33.53-	0000529217 100001
		Swr-RR-Inside	PMT	07/29/2010	LKBX	5489	52.39-	0000529217 100001
				08/02/2010 Total=			\$0.00	
08/01/2011		Wtr-RR-Wtr	CHG	07/01/2011	DP		259.93	0000618297 000001
		Swr-RR-Inside	CHG	07/01/2011	DP		360.08	0000618297 000002
				07/01/2011				
		*Mtr Read Fr: 03/02/11 To: 05/31/11 CNS:			4555 A			
		Wtr-RR-Wtr	PMT	07/14/2011	LKBX	41540	259.93-	0000633584 100001
		Swr-RR-Inside	PMT	07/14/2011	LKBX	41540	360.08-	0000633584 100001
				08/01/2011 Total=			\$0.00	
				Qtr Total=			\$0.00	
				Bill Total=			\$0.00	

WATER BILL CALCULATOR
RATES AS OF 7/1/2010

3000

usage

0


IN TOWN USAGE
TOTAL USAGE

0-500 CF	\$4.36	X	<u>0</u>	=	43.60 \$0.00	43.60
501 - 1,000 CF	\$5.62	X	<u>0</u>	=	\$0.00	56.2
1,001 - 2,500 CF	\$6.03	X	<u>0</u>	=	\$0.00	
2,500+ CF	\$6.88	X	<u>0</u>	=	\$0.00	
SEWER	\$8.88	X	<u>0</u>	=	\$0.00	266.40
MINIMUM WATER	\$21.80					
MINIMUM SEWER	\$44.40					
					TOTAL	\$0.00

3000 cu ft

OUT OF TOWN USAGE
TOTAL USAGE

0 - 500 CF	\$6.10	X	<u>0</u>	=	\$0.00
501 - 1,000 CF	\$7.86	X	<u>0</u>	=	\$0.00
1,001 - 2,500 CF	\$8.45	X	<u>0</u>	=	\$0.00
2,500+ CF	\$9.69	X	<u>0</u>	=	\$0.00
SEWER	\$12.36	X	<u>0</u>	=	\$0.00
					\$0.00

Service Location				Parcel Identifier	Account #	Bill #	Billing Date	Due Date
31 RANDALL RD				9.0-77.0	5100028360	0002792	07/01/2011	08/01/2011
Meter Readings				Usage Summary		Charge Summary		
Meter	Date	Type	Read	Rate	Total Usage	Sewer		
001	05/31/2011	Actual	24,075	Sewer	4,555	Water	\$360.08	
001	03/02/2011	Actual	19,520	Water	4,555		\$259.93	
RATE RELIEF SENIOR DISCOUNT APPLIED								
Rate Information						Total Current Charges	\$620.01	
Quarterly In-Town Rates			Quarterly Out-of-Town Rates			Past Due	\$0.00	
Water / Sewer Rate Information Water usage from 0-500 cubic feet is billed at minimum rate of \$4.36 per hundred cubic feet Water usage from 501-1,000 cubic feet is billed at \$5.62 per hundred cubic feet Water usage from 1,001-2,500 cubic feet is billed at \$6.03 per hundred cubic feet Water usage over 2,500 cubic feet is billed at \$6.88 per hundred cubic feet Sewer rate is \$8.88 per hundred cubic feet.. Minimum Water Bill is \$21.80 and Minimum Sewer Bill is \$44.40			Water / Sewer Rate Information Water usage from 0-500 cubic feet is billed at minimum rate of \$6.10 per hundred cubic feet Water usage from 501-1,000 cubic feet is billed at \$7.86 per hundred cubic feet Water usage from 1,001-2,500 cubic feet is billed at \$8.45 per hundred cubic feet Water usage over 2,500 cubic feet is billed at \$9.69 per hundred cubic feet Sewer rate is \$12.36 per hundred cubic feet.. Minimum Water Bill is \$30.50 and Minimum Sewer Bill is \$61.80			Penalty	\$0.00	
						Total Due	\$620.01	
						Taxpayer Message		
						PLEASE NOTE Issue Date: 7/1/2011 Due Date: 8/1/2011		
						SEE YOUR BILL ONLINE  You can now view and pay your bills online. You'll save time and money and can also schedule payments.		
						WWW.TOWNOFMAYNARD-MA.GOV		
Contact Information								
Billing Inquiries: Call Collector's Office 978-897-1305			Office Hours: Monday - Friday 8:00 AM - 4:00 PM			Usage Inquiries: Call DPW: 978-897-1317		

51-0002836-0 TOLENTINO INGEBORG H 31 RANDALL RD

Meter No: 001 Rev Mtr/#: N 000 Book: 2 Page: 2558.00000 Meter Flg: 0 [1]
Connector:] Digits: 6] Dim Cd: C] Multiplier: 1] Arb #: 1440025262]
Manf Cd:] Units: Pipe Size: NA] Len:] Type: Z]
Req: 00/00/0000 Inst: 01/26/2005 Cnct: 00/00/0000 Disc: 00/00/0000 Cd:]
Wrk Cd: HI] Mt Code:] Met Loc:] In/Out:]
Notes:] Serial #: 80438486]
Bgn: 0 A Cur: 24075 A Prev: 19520 A 2nd Prev: 19035 A [2]
From: 03/02/2011 To: 05/31/2011 Cur2: 0 Prev2: 0
Next: 00/00/0 Cns Cr: Mth Bill: 00 User:] Status: 0

----- Consumption Information -----

--- First 12 Billing Months -----[3] |----- Last 12 Billing Months -----[4]
06/2011 4555A 08/2009 1720A| 09/2006 1005A
03/2011 485A 03/2009 1185A| 04/2006 890A
12/2010 425A 09/2008 2205A| 09/2005 955A
09/2010 460A 03/2008 1520A| 04/2005 385A
06/2010 1090A 09/2007 2880A| 01/2005 0A
03/2010 2950A 03/2007 1365A|

First 12 Total: 20840 | Last 12 Total: 3235

To Enter New Meter Number

CONTROL NO. 3 FOR

TOWN MEETING
Special October 24, 2011

ARTICLE:

TO DETERMINE WHETHER THE TOWN OF Maynard will vote to amend the Zoning By-laws and "Zoning Map of Maynard" referred to under section two of the Protective Zoning By-law, as amended by changing the description of the Residential Districts under Section 3 and the business Districts under Section 5, to include that portion of the Residential District encompassed within the boundaries of 170 Main Street (Map 14, Parcel 130) as a portion of the Business District. Such change will make the boundary of the Business District coincide with that of the Downtown Overlay District under Section 6F of the Protective Zoning By-law. That portion of the Residential District to be re-zoned is described as follows: Beginning at the confluence of the Business and Residential zones and the property line along Sudbury Street and thence along the property line 46.25 feet to the property corner and the street line of High Street, thence along the property line and High Street 323.15 feet to the corner of the property, thence along the property line 46.25 feet to the intersection of the property line and the zoning district line, thence along the zoning district 323.15 feet to the point of beginning. This area is a portion of the property, as shows on a Plan of Land in Maynard Mass. dated October 10, 2006, prepared by Inland Survey, Inc. dba Zanca Land Survey for Dimopoulos Realty Trust and 174 Main Street Realty Trust, on file in the South Middlesex Registry of Deeds.

This article has been reviewed and approved as to form by Town Counsel Mark Bobrowski

To do or act thereon.

SPONSORED BY: Planning Board
APPROPRIATION: None
FINCOM RECOMMENDATION:

Comments:

ARTICLE ____. TO SEE IF THE TOWN WILL VOTE TO AMEND THE ZONING BY-LAW, WITH REGARD TO THE HEALTH CARE INDUSTRIAL DISTRICT (HCID), BY MAKING THE FOLLOWING CHANGES:

Item 1. In Table A, the Table of Use Regulations, make the following changes in the column for the “HC/I” District:

1. Residential Use

- * Multifamily dwelling: Change “N” to “Y”
- * Garden Apartment: Change “N” to “Y”

2. Governmental, Institutional and Public Service Uses

- * No changes

3. Agricultural and Outdoor Uses

- * No changes

4. Business Uses

- * Private club: Change “N” to “Y”
- * Retail business: Change “N” to “Y”
- * General or personal service establishment: Change “BA” to “Y”
- * Hotels, motels: Add the term “Extended stay facility”: Change “N” to “Y”
- * Restaurants or other food service uses not including fast food restaurants: Change “N” to “Y”
- * Fuel distribution facility: Change “N” to “PB”
- * Printing shop: Change “N” to “Y”

5. Industrial Uses

- * No changes

6. Accessory and Other Uses

- * Trade shop: Change “N” to “Y”

Item 2. Add the following new entries to Table A, the Table of Use Regulations:

1. Residential Use	S-1	S-2	GR	B	CB	HC/I	I	GA	O
Live/work dwelling unit	N	N	N	N	N	Y	N	N	N
3. Agricultural and Outdoor Uses									
Garden center	N	N	N	N	Y	Y	N	N	N
4. Business Uses									
Supermarket	N	N	N	N	N	Y	N	N	N
Fitness club	N	N	N	N	N	Y	N	N	N
Brewery with ancillary food service	N	N	N	N	N	Y	N	N	N

Item 3. Add the following new Section 4.3.2:

4.3.2 Existing Buildings and Structures in the Health Care Industrial District. The standards set forth in Table B, Dimensional Requirements, shall apply only to new construction in the Health Care Industrial District. Existing buildings and structures shall be considered conforming for the purposes of this By-Law, and shall not be subject to the provisions of Section 5.0, herein.

Item 4. Add the following new Section 9.6, entitled “Health Care Industrial District:”

9.6 HEALTH CARE INDUSTRIAL DISTRICT

9.6.1 Purpose. The Health Care Industrial District (HCID) contains the Clock Tower buildings and facilities. The existing buildings and structures contain approximately 1.1 million square feet of gross floor area. This Section 9.6 has been adopted to promote the orderly development, occupation, and use of the Clock Tower and surrounding vacant land, and to integrate such development, occupation and use, with neighboring districts.

9.6.2 Limitations on Certain Uses. The total gross floor area of space devoted to the following uses shall not exceed the percentage of total gross floor area in the district, unless a special permit is granted by the Planning Board:

* Multifamily, garden apartment, hotel, motel, extended stay facility, or live/work dwelling unit	50%
* Retail business, general or personal service establishment	15%
* Restaurant	10%

9.6.3 Special Permit Required. Any use, allowed as of right or by special permit in Table A, which is proposed to be located in a new building in the HC/I District shall require the issuance of a special permit by the Planning Board, except those exempt by statute.

9.6.4 Vehicle Trip Reduction. Any application for site plan review or a special permit within the HC/I District shall be accompanied by a vehicle trip reduction plan to promote traffic management for employees. Such plan shall include shuttle service to the nearby MBTA stations, bicycle racks and facilities, showers for employees, and other trip reduction measures that provide incentives to employees.

9.6.5 Parking. The following minimum parking requirements shall be substituted for those set forth in Section 6.1.5:

* Nonresidential parking	2 spaces per 1000 sq. ft. gross flow area
* Multifamily, garden apartment, hotel, motel, extended stay, live/work dwelling unit	1 space per dwelling unit or room for independent lease or occupancy

Item 5. Amend the Zoning Map by adding the following parcel to the Health Care Industrial Zoning District:

[insert Map ____, Lot ____]

Item 6. Add the following new definitions to Section 11:

Brewery with ancillary food service: An establishment that brews beer for sale and distribution to the public, including ancillary tavern and restaurant facilities for service on the premises, subject to the provisions of G.L. 138.

Fitness club: An establishment providing exercise equipment, training, and recreational opportunities to the general public. May include swimming facilities, tennis, and other game

courts.

Garden center: An establishment providing agricultural, floricultural, or horticultural products to the general public for sale, with ancillary sale of tools and equipment, home goods and foods.

Live/work dwelling unit: A structure or portion of a structure that combines a commercial, manufacturing, or artistic activity with a residential living space for the owner or occupant and that person's household.

Supermarket: A retail establishment selling food, household and miscellaneous items, with a gross floor area greater than 20,000 square feet.

OR WHAT IT WILL DO IN RELATION THERETO.

Draft, PB, 8/31/11

CONTROL NO. 4 FOR

TOWN MEETING
Special October 24, 2011

ARTICLE:

TO DETERMINE WHETHER THE TOWN OF MAYNARD WILL VOTE TO ADOPT, OR AUTHORIZE THE BOARD OF SELECTMEN TO ADOPT, THAT PORTION OF THE STATE BUILDING CODE, 780 CMR APPENDIX 120AA, KNOWN AS THE MASSACHUSETTS STRETCH ENERGY CODE ("STRETCH CODE"), AS REQUIRED BY STATE REGULATION. THE KEY PROVISIONS OF THE STRETCH CODE ARE SUMMARIZED BELOW.

**Summary of the Massachusetts Building Code Appendix
120.AA, "Stretch Code"**

- 1. History.** Appendix 120.AA of the State Building Code, known as the "Stretch Code" was adopted by the Massachusetts Board of Building Regulations and Standards in May 2009, as an optional appendix.
- 2. Purpose.** The optional Stretch Code was developed in response to the call for improved building energy efficiency in Massachusetts. Towns and cities in the Commonwealth may adopt Appendix 120.AA in place of the energy efficiency requirements of the "base" building code. The Stretch Code mandates approximately 20% greater building energy efficiency.
- 3. Green Communities Act.** In 2008, Massachusetts adopted the Green Communities Act, Chapter 169 of the Acts of 2008, the purpose of which is to provide for renewable and alternative energy and energy efficiency in the Commonwealth. The Green Communities Act requires that Massachusetts adopt each new IECC within one year of its release. The IECC is updated on a three (3) year cycle. The next version will be IECC 2012, which is expected to be similar to the Stretch Code and required by the Commonwealth..
- 4. Effect.** The Stretch Code, 780 CMR 120 AA, may be adopted or rescinded by any municipality in the Commonwealth in the manner prescribed by law. When adopted by a municipality the Stretch Code, rather than 780 CMR 13, 34, 61, or 93, as applicable, shall govern.
- 5. Residential - New Construction.** New residential buildings three (3) stories or less will be required to meet an energy performance standard using the Home Energy Rating

System (HERS).¹ The HERS index scores a home on a scale where 0 is a zero-net-energy home, and 100 is a code compliant new home (currently based on the IECC 2006 code). The HERS index has been in use for many years by programs such as Energy Star Homes, LEED for Homes, and by the Federal IRS for tax credits and energy efficient mortgages. HERS ratings are performed by an independent HERS rater, working with the home builder, and then submitted to the local building code official. The Stretch Code requires a HERS index of 65 or less for new homes of 3,000 square feet or above, and 70 or less for new homes below 3,000 square feet (this includes multi-family units in buildings of 3 stories or less). A HERS index of 65 means that the home is estimated to use 65% as much energy as the same home built to the 2006 energy code, or a 35% annual energy savings.

6. Residential – Home Renovations. Home additions and renovations have two options to meet the stretch code:

- * The same “performance” approach as new construction but requiring a HERS of 80 or less for significant changes to homes over 2,000 square feet, or 85 or less for homes below 2,000 square feet.
- * A “prescriptive” approach, where specific efficiency measures are required rather than HERS index number. This utilizes the Energy Star for Homes program prescriptive requirements, and insulation at least equal to IECC 2009.

7. Commercial – New Construction. The Stretch Code also applies a performance-based code to commercial buildings, with the option of a prescriptive code for small and medium-sized commercial buildings. Buildings smaller than 5,000 square feet are exempt, as are building renovations, and “specialty” buildings – supermarkets, laboratories, and warehouses – below 40,000 square feet in size, due to their widely differing energy needs. These exempt buildings remain subject to the “base” Massachusetts energy code (IECC 2009) and ASHRAE 90.1-2007, and all applicable Massachusetts amendments.

- * Large buildings of any type over 100,000 square feet, and “specialty” buildings over 40,000 square feet are required to meet a performance standard set at 20% below the energy usage of the commonly used ASHRAE 90.1-2007 code, demonstrated through modeling by methods and software approved by the Commonwealth.
- * Medium-sized commercial buildings, which include residential buildings of 4 stories or more, but that are less than 100,000 square feet, have the option of meeting the same 20% better than ASHRAE 90.1-2007 performance standard, or using a simplified, prescriptive energy code.

Comment [-1]: The question was raised as to what constitutes commercial and should we have a MGL or state reference? LEAVE TO CODE

Comment [-2]: Is this to be 2006? I TOOK THIS FROM THE STRETCH CODE SUMMARY OF DOER.

¹For a summary of the HERS index see:
http://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.nh_HERS

Draft, PB, 8/31/11

OR WHAT IT WILL DO IN RELATION THERETO.

To do or act thereon.

SPONSORED BY: Planning Board
APPROPRIATION: None
FINCOM RECOMMENDATION:

Comments:

PB, draft

8/31/11

CONTROL NO. 1

FOR

TOWN MEETING
Special October 24, 2011

ARTICLE:

To see if the town will vote to raise and appropriate the sum of \$9,500.00 from Perpetual Care for the purchase of a Hustler X-One 60 inch rear discharge mower.

To do or act thereon.

SPONSORED BY: Department of Public works

APPROPRIATION: \$9,500.00

FINCOM RECOMMENDATION:

Comments:

We presently have two Hustler mowers. They are both over ten years old and are used weekly in the maintenance of the Cemetery – approximately 25 acres of grass. We require these zero turn mowers to mow around the headstones in the Cemetery. We would keep the newest mower at the Cemetery and transfer the oldest mower to the Forestry and Parks for maintenance of the parks, the mower would also be available for back up at the Cemetery. One of the mowers used for parks (purchased in 1986) motor blew up this summer. Repairs are more than the mower is worth.

CONTROL NO. 2

FOR

TOWN MEETING
Special October 24, 2011

ARTICLE:

To see if the town will vote to raise and appropriate the sum \$15,000.00 from Perpetual Care for pruning the mature trees in the Cemetery and to begin the process of upgrading the landscaping.

To do or act thereon.

SPONSORED BY: Department of Public Works

APPROPRIATION: \$15,000.00

FINCOM RECOMMENDATION:

Comments:

Many of the Maples, particularly, in the Old Cemetery require extensive pruning for the safety of visitors to the Cemetery. I would also like to begin the process of replacing the shrubs planted by the CCC Corps over 90 years ago. These shrubs are overgrown and are beginning to show signs of dying. This is a project that will take several years to complete. I intend to use these monies to develop a plan on replacement schedule, choose appropriate shrubs for replacements and begin the process. The Center Circle by the Main Gate off Parker Street will be completed separately, probably next year when the fence is completed.



OFFICE OF THE
DEPARTMENT OF PUBLIC WORKS
MUNICIPAL BUILDING, 195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754

TELEPHONE: 978-897-1317
FAX: 978-897-7290

August 23, 2011

David Gavin
Chairman, Board of Selectmen
Town Building
195 Main Street
Maynard, MA 01754

Re: Water Restrictions, Hydrant Flushing

Mr. Gavin

The Water Department feels comfortable with requesting the Board of Selectmen to rescind the Water Restrictions, on September 6, 2011, that were put in place this spring.

We have closely monitored the water use this summer and with improvements to the water system made over the past several years we were able to maintain the storage tanks at nearly full levels this summer.

The complete ban on outdoor watering on Mondays this summer allowed us to refill the tanks even after heavy weekend use.

We are also requesting a lifting of the water restrictions so that the Water Department can begin flushing hydrants. It has been several years since some neighborhoods have had their hydrants flushed.

We will be flushing hydrants during the day. We have not done this in the past, however, trying to do all the flushing at night severely restricts the number of hydrants we can flush each year.

We will have a notice in the paper, a posting on the web site and will put out signs in the areas we will be flushing.

Regular flushing, maintenance, of the system will improve the quality (color, taste, etc.) of the water allowing the Town to supply a better product to our residents.

Respectfully

Jerry Flood
Superintendent of Public Works

Cc: Tim Mullally, Foreman, Water Department
File

September 2, 2011

Board of Selectmen
195 Main Street
Maynard, Massachusetts
01754



Re; Town Administrator Report

Honorable Board of Selectmen,

Please accept this report as an abridged version of Town Hall activities for the past two weeks;

Hurricane Irene: Often when municipalities are not prepared for a serious weather event or other potential natural disasters the condemnation is stinging. I think everyone can be proud of the preparation and response to Hurricane Irene by our town divisions. The Local Emergency Planning Committee, directed by Health Director Kevin Sweet met early in the week and again convened on the Thursday prior to the storm to discuss the preparedness plan and review the resource needs for the predicted event. As the Emergency Management Director for the Town of Maynard he took the threat seriously and brought focus to all departments, the departments cooperated to their fullest.

The DPW cleared storm drains, prepared low lying areas susceptible to flooding, readied equipment, added fuel reserves and test generators. The generators became particularly necessary when the electricity went down so that the fueling station could remain active. The Fire Department was well prepared and answered the calls even at the height of the storm. The Police Department, as always helped calm citizens, monitored activity and responded when needed, my compliments to everyone in these departments for their outstanding work.

NSTAR has informed us they hope to restore power to everyone in town by this evening. I cannot understand that an organization with such vast resources did not take the necessary steps to prepare for this event. While other power providers and munies called in crews from across the country, NSTAR snored. I would recommend a full review of their performance at a later date, after we have time to hear from residents who were without power for days.

LEPC Coordinator, Kevin Sweet, will be conducting post event assessments including gathering the members together, it is vital that we hear from the public about their concerns and suggestions as to how we may improve performance so please refer any and all citizen comments to the BOS Office for collection and we will get them to the LEPC for their consideration. Congratulations for the combined effort!

School Opening: I have spoken with the Superintendent about doing a post mortem on the school opening; he is very supportive and agreeable to such a measure. We learned a great deal with this past opening and suffice to say the measures the Building Commissioner and the Fire Chief took to delay the opening of Maynard High School was disappointing, but accepted in a professional manner reflective of the new superintendent.

Immediately measures were taken to address the most egregious defects and a sincere commitment was made to improve safety measures throughout the district. Facilities Manager Gregg Lefter was on hand and nearly all the discussions. I feel he has good handle on what changes need to be made in maintenance protocol, inspectional follow-up and record keeping. He will be working with a competent electrician to determine if the safety panel contractor was recalcitrant in their performance.

The School Department and the Police Department continue to work in tandem to ensure that the cross-walk guards are receiving any and all necessary trainings in respect to student safety. The relationship does not end at the sidewalk though Police and School professionals are working to reduce and when possible eliminate behavior forms which may prove to be detrimental to student populations and/or students themselves. This effort will manifest itself in a number of programs each tailored for the appropriate age group.

Economic Development: I have brought on a person who has some experience with economic development through the Senior Tax Write-Off Program (STWOP), by the name of Steve Woods. He did attend the Maynard Business Alliance this past Wednesday in downtown. The first order of business, pardon the pun, he will start to gather basic information on each and every business in Maynard. What they do, what they sell, what they need and most importantly who they are? Yes we do have records of their "business license" and if they have other permits or licenses (i.e. auto sales, liquor, victualler), but we need more to understand the needs of the business community.

Steve will also be working to contact all the landlords to start a dialogue as to how we can help them help us fill up the storefronts. Using the STWOP in this non-traditional way is very interesting and I hope it will produce more information.

As some of you know I spent some time at the offices of a couple of developer/retailers about the "Maynard Idea" and it was met with sufficient level of enthusiasm, in the order of both made a request to "keep them in the loop". Fishing is a sport of patience. This week we will have another interested party visiting Maynard with staff to look at some properties and ask some more questions, which I will do my best to provide the right answers.

Hopefully the proposed changes for businesses at the Fall Special Town Meeting will be seen by the business community at-large as Maynard wanting new business and anxious to consider new ideas and ventures. We need to stay out of the box ...as it is trap.

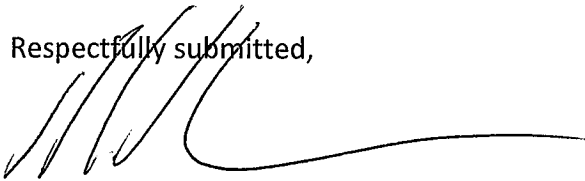
Bonding: Please note that for the next few weeks the Town Hall will be internally frenetic. Friday September 9th we will be closing at 1 PM to hold a supervisor/staff meeting. This meeting will be to coordinate the numerous efforts which must be put forth in the next few months. We have our annual audit, our tri-annual actuarial study and two bond offerings, the public will never see how much initiative is necessary for such undertakings, but I can tell you it is immense. I appreciate your understanding during this period.

Service Improvements: As an on-going effort to improve performance of public departments I would like to bring your attention to two very different investments. We have taken delivery of two very important pieces of equipment a new dump/plow replacing a 30 year old truck which went up literally in flames last winter and a new mini-excavator. The second is a piece of equipment which will allow us (like advances in surgery) to make smaller incisions into our road surface, thereby reducing patches and hopefully shrinking potholes. This valuable tool will also be available for work at the cemetery, parks and other municipal property. I hope it will be on display for you to see at the beginning of your next BOS meeting.

Changing gears, Finance Director Juli Colpoys, Assistant Collector Dennee Howard, Mark Altman, KVS, Bob Falco and Marie Morando are working on a bar scan coding system for our billing. This should reduce human error, time on task and be another step closer to having a more fluid payment process. We continue to improve Invoice Cloud and to take on customers for that platform, which is not to say we do not get some hiccups, but like most changes we mostly hear about the defects and we never hear from those that seamlessly have integrated these innovations into their everyday lives.

Please contact me with any additional questions in regards to then is report (978) 897 1375.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Michael J. Sullivan', with a long horizontal flourish extending to the right.

Michael J. Sullivan
Town Administrator